Karen Johnson Davidson County
Batch# 1087961 DEEDWARRSP
01/03/2024 01:17:30 PM 5 pgs
Fees: $28.00 Taxes: $673.40
20240103-0000671

File No: ETS-23-8104

After Recording, Send To:
Robert Walsh and Glynis Walsh
2224 Woodmont Blvd
Nashville, TN 37215

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Robert Walsh and **Glynis Walsh**, 525 High Street, Nashville, TN 37211

Tax Parcel Number: 133 01 0 214.00

SPECIAL WARRANTY DEED

THIS DEED, made and entered into as of OCTOBER 26TH, 2023, by and between **EF Holdco WRE Assets REO LLC who acquired title as EF Holdco WRE REO Assets LLC**, ("Grantor"), of **c/o BSI Financial Services, 314 S. Franklin St., 2nd Floor, Titusville, PA 16354**, for and in the consideration of $182,000.00 (One Hundred Eighty Two Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid receipt of which is hereby acknowledged, grants, bargains, sells and conveys with covenants of special warranty to **Robert Walsh** and **Glynis Walsh**, ("Grantee"), whose tax mailing address is **2224 Woodmont Blvd Nashville, TN 37215**

WITNESSETH: That Grantor, for and in consideration $182,000.00 (One Hundred Eighty Two Thousand Dollars and Zero Cents) cash in hand paid, and other good and

following described real estate:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 40.7 FEET OF LOT NOS. 434, 435, AND 436, ON THE MAP OF SUNRISE HEIGHTS, SECOND PLAN, OF RECORD IN BOOK 421, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Property commonly known as: 525 High Street, Nashville, TN 37211

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20231003-077486 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 133 01 0 214.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but against no other.

Executed by the undersigned on October 26, 2023:

EF Holdco WRE Assets REO LLC who acquired title as EF Holdco WRE REO Assets LLC by Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact

By: _____

Name: Jason Burge

Its: Assistant Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Jason Burge** as Assistant Vice President for **Servis One, Inc. d/b/a BSI Financial Services as Attorney-in-Fact for EF Holdco WRE Assets REO LLC**, ~~personally known~~ to me or has produced _____ as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of OCT, 2023.

Notary Public State of Florida
Karina M Herrera
My Commission
HH 252748
Exp. 4/30/2026

_____
Notary Public

STATE OF Florida
COUNTY OF Brevard

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 182,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the 26 day of October, 2023.

Notary Public

My Commission Expires: 4/30/2026

SEAL

Notary Public State of Florida
Karina M Herrera
My Commission
HH 252748
Exp. 4/30/2026

Tennessee Certification of Electronic Document

I, Jason Burge, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/26/2023 (date of document).

Affiant Signature

10/26/2023
Date

State of Florida

County of Broward

Sworn to and subscribed before me this 26 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4/30/2026

NOTARY'S SEAL

Notary Public State of Florida
Karina M Herrera
My Commission
HH 252748
Exp. 4/30/2026